

156.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

742,500 / 742,500

USE VALUE:

742,500 / 742,500

ASSESSED:

742,500 / 742,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
256		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DE BURCA DONAL &	
Owner 2: DE BURCA GEORGINA B LIEBERMAN	
Owner 3:	

Street 1: 256 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SMITH THOMAS M JR -

Owner 2: SMITH ARMSTRONG LISA -

Street 1: 256 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,574 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1693 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3574		Sq. Ft.	Site		0	70.	1.48	7									369,053						369,100	

Total AC/HA: 0.08205

Total SF/SM: 3574

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 369,053

Spl Credit

Total: 369,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

742,500 / 742,500

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																												
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good																																																																																																																																																			
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																																																																																																																																																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																																																																			
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																																																																																																																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																																																																																																																																																			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																																																																																																																																																			
Sec Wall:				OthrFix:	Rating:																																																																																																																																																			
Roof Struct: 1	- Gable			OTHER FEATURES																																																																																																																																																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																																																																																																																																																			
Color: YELLOW				A Kits:	Rating:																																																																																																																																																			
View / Desir:				Fpl: 1	Rating: Good																																																																																																																																																			
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																																																																			
Grade: C	- Average			CONDOS INFORMATION																																																																																																																																																				
Year Blt: 1928	Eff Yr Blt:				Location:																																																																																																																																																			
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Lump Sum Adj:				Name:																																																																																																																																																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																																												
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL	1	8	3	M																																																																																																																																									
Prim Int Wall: 2	- Plaster			Functional:		%	Interior:																																																																																																																																																	
Sec Int Wall:				Economic:		%	Additions:																																																																																																																																																	
Partition: T	- Typical			Special:		%	Kitchen:																																																																																																																																																	
Prim Floors: 3	- Hardwood			Override:		%	Baths:																																																																																																																																																	
Sec Floors: 4	- Carpet			Total:	4.6	%	Plumbing:																																																																																																																																																	
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:																																																																																																																																																
Subfloor:				Basic \$ / SQ:	125.00		COMPARABLE SALES	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																																														
Bsmnt Gar:				Size Adj.: 1.27020073			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																																													
Electric: 3	- Typical			Const Adj.: 0.97515047																																																																																																																																																				
Insulation: 2	- Typical			Adj \$ / SQ: 154.830																																																																																																																																																				
Int vs Ext: S				Other Features: 89250																																																																																																																																																				
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																																																																																																																																				
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																																																																																																																																																				
# Heat Sys: 1				NBHD Mod:																																																																																																																																																				
% Heated: 100				LUC Factor: 1.00																																																																																																																																																				
Solar HW: NO	Central Vac: NO			Adj Total: 386182																																																																																																																																																				
% Com Wall	% Sprinkled:			Depreciation: 17764				Juris. Factor: 1.00	Before Depr: 154.83																																																																																																																																															
				Depreciated Total: 368418				Special Features: 0	Val/Su Net: 150.67																																																																																																																																															
								Final Total: 368400	Val/Su SzAd: 217.60																																																																																																																																															
MOBILE HOME				Make:				Serial #:				Year:				Color:																																																																																																																																								
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Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																																														
BMT	Basement	717	46,450	33,304																																																																																																																																																				
FFL	First Floor	717	154,830	111,013																																																																																																																																																				
SFL	Second Floor	688	154,830	106,523																																																																																																																																																				
HST	Half Story	288	154,830	44,591																																																																																																																																																				
OFF	Open Porch	35	42,910	1,502																																																																																																																																																				
Net Sketched Area: 2,445				Total: 296,933																																																																																																																																																				
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